Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/14 Alexander Street, Box Hill Vic 3128

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$415,000		&		\$430,000			
Median sale pi	rice							
Median price	\$508,000	Pro	operty Type	Unit			Suburb	Box Hill
Period - From	06/10/2020	to	05/10/2021		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	304/15-21 Harrow St BOX HILL 3128	\$430,000	18/06/2021
2	3/7 Glenmore St BOX HILL 3128	\$421,000	23/05/2021
3	4/5 James St BOX HILL 3128	\$414,000	01/07/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

06/10/2021 11:52









Property Type: Apartment Agent Comments Indicative Selling Price \$415,000 - \$430,000 Median Unit Price 06/10/2020 - 05/10/2021: \$508,000

Comparable Properties



304/15-21 Harrow St BOX HILL 3128 (REI)



Price: \$430,000 Method: Private Sale Date: 18/06/2021 Property Type: Apartment

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3/7 Glenmore St BOX HILL 3128 (VG) Ag

Agent Comments

Agent Comments



Price: \$421,000 Method: Sale Date: 23/05/2021 Property Type: Flat/Unit/Apartment (Res)

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4/5 James St BOX HILL 3128 (REI/VG)



Price: \$414,000 Method: Private Sale Date: 01/07/2021 Property Type: Apartment Agent Comments

Account - Philip Webb



property data

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